



York Gardens, Clifton

Bristol, Somerset, BS8



Beyond your expectations

6/7 Bed Victorian residence in need of modernisation.

Hamptons International
80 Queens Road, Clifton, Bristol, BS8 1QU
Sales. 0117 901 5591
bristol@hamptons-int.com
www.hamptons.co.uk

Entrance hall; sitting room | dining room | drawing room | kitchen | garden room | basement rooms | utility room | 6/7 bedrooms | attic room | garden | parking | views.

Guide Price £900,000 Freehold

Description

Occupying an elevated prestige position in the sought after York Gardens in Clifton Village, this opulent, versatile family home offers an array of characterful rooms with endless possibilities to create further space. In need of modernisation and opposite the well regarded Royal York Crescent, this fabulous home has been occupied by the same family for some fifty years. Located in a conservation area, the property retains an array of unspoilt features typical of it's origin including high ceilings, sash windows, some with stained glass, ornate fireplaces and beautiful bay windows. The rear of the house allows beautiful views towards the Harbourside and beyond whilst the front has the added benefit of off street parking for two cars.

The versatile accommodation is positioned mainly over four floors with a light and spacious basement creating the opportunity for a self contained apartment/offices or games rooms. The impressive main entrance is equipped with traditional Victorian tiled flooring leading to the substantial reception area feeding several rooms including a sitting room, dining room, formal drawing room and kitchen with cloak room off.

A private doorway allows access down to the basement level where there are a number of rooms that are currently un-utilised together with a garden room and utility with access to the rear garden.

The traditional wooden staircase leads to the spacious

first floor feeding four bedrooms, three offering an abundance of light and space each with its own personality, together with the family bathroom and separate cloakroom. Several of the bedrooms are equipped with a sink creating the possibility of future en-suite facilities. On the top floor a magnificent 28ft room with wooden floors and feature fireplace is ideally placed to create a further reception room with the most spectacular, far reaching views together with an additional two double bedrooms and a single bedroom ideal for a study/walk in wardrobe.

Outside

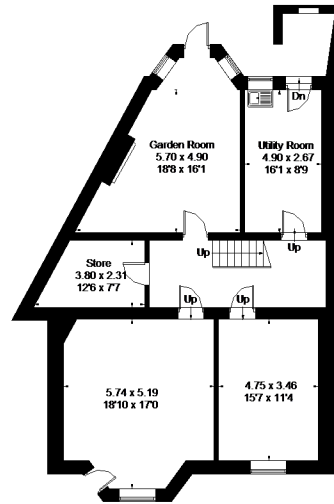
A private driveway with off street parking for two cars together a well stocked courtyard style garden and steps to the basement are located to the front of the house whilst further gardens are positioned to the rear. A paved seating area for al-fresco dining over looks the garden encompassed by mature shrubs and pretty trees. The property benefits from a right of way behind adjoining properties for access to the rear for any maintenance/works.



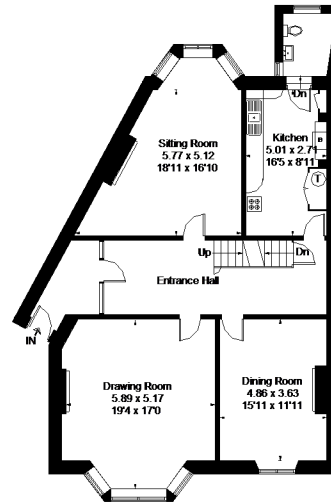
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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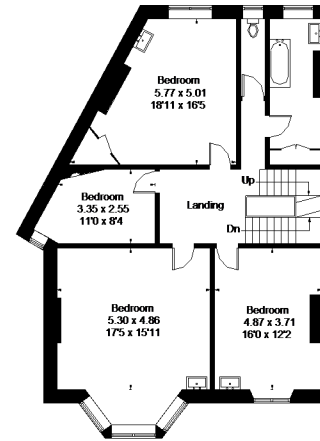
Approximate Gross Internal Area = 449 sq m / 4833 sq ft



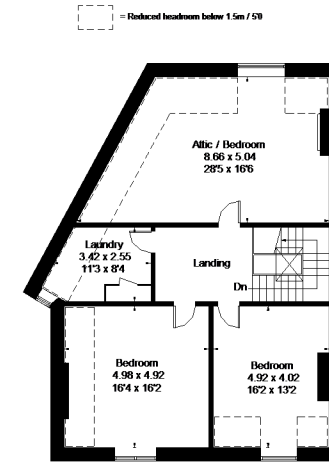
Lower Ground Floor



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 168657

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

